



Rhodiad Mill Access Statement

Pre-Arrival

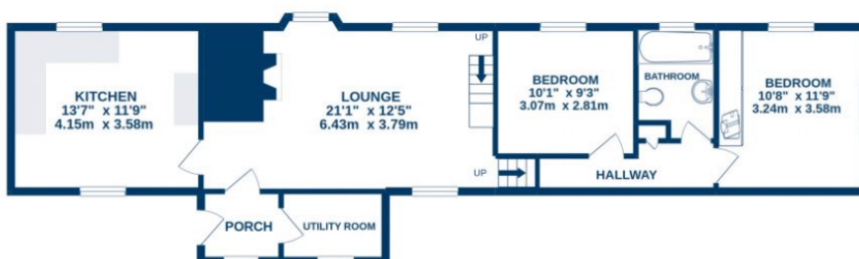
- Bookings can be made online via the website or by phone or email.
- Directions to the property can be found in the 'Touch Stay' app, sent to you before your stay.
- Rhodiad Mill is arranged over two floors.
- You can view the floor plans of the property in this statement and in the 'Touch Stay' app.
- The nearest train station is Haverfordwest, served by trains from Cardiff Central Station and Swansea. There are taxis at the station awaiting all train service arrivals and there is a limited bus service to St Davids.
- The nearest bus stop is in St Davids centre/Solva High St, approximately 2 miles from the cottage. More information on bus times can be found at <https://bustimes.org/localities/st-davids-pembrokeshire>
- If you require the statement information, directions or other details in a different format, please contact us via our website, e-mail, or telephone.
- Delivery of provisions can be arranged by using one of the large supermarket chains and the local St Davids Peninsula Producers Food Hub, who offer a delivery service of locally produced food. <https://openfoodnetwork.org.uk/peninsula-producers-food-hub/shop>
- It should be noted that due to the property age, it may not be suitable for guests who are wheelchair users, due the changes in levels both on the inside and outside of the cottage.
- The cottage may only be suitable for guests who have a visual, hearing or mobility impairment if they are accompanied. Emergency warning systems only provide audible warnings.

Key Collection, Car Parking & Communications

- Parking is available for 3 cars on the gravel area to the side of the cottage.
- The parking area is approximately 12 metres from the front door, down 2 steps (tallest is 20cm high). The path is sloping and gravelled and care must be taken.
- There is an outside light to the front of the cottage, illuminating the entrance at night.
- The cottage will be available from 4.30pm on your day of arrival.
- The key to the property is kept in a key safe adjacent to the entrance door, 122cm from floor level. The key can be picked up from the St Davids Escapes office, by prior arrangement, if required.
- WiFi is provided within the cottage.
- Mobile reception can be poor in Rhodiad and around St Davids. Please check with your provider, prior to arrival.

Floor Plan

GROUND FLOOR
753 sq.ft. (70.0 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



Entrance to Property & Porch

- There is one step over the front door threshold which is 7cm high.
- The front door is 98cm wide and hinged on the right side. The keyhole is 102cm high.
- The entrance is lit by an outside light, controlled by a switch on the inside wall by the front.
- The floor covering inside the entrance is tiled with recessed floor mat.
- The hall is 108cm wide and clear of furniture and obstacles.
- There is good colour contrast between floors, walls and doors.

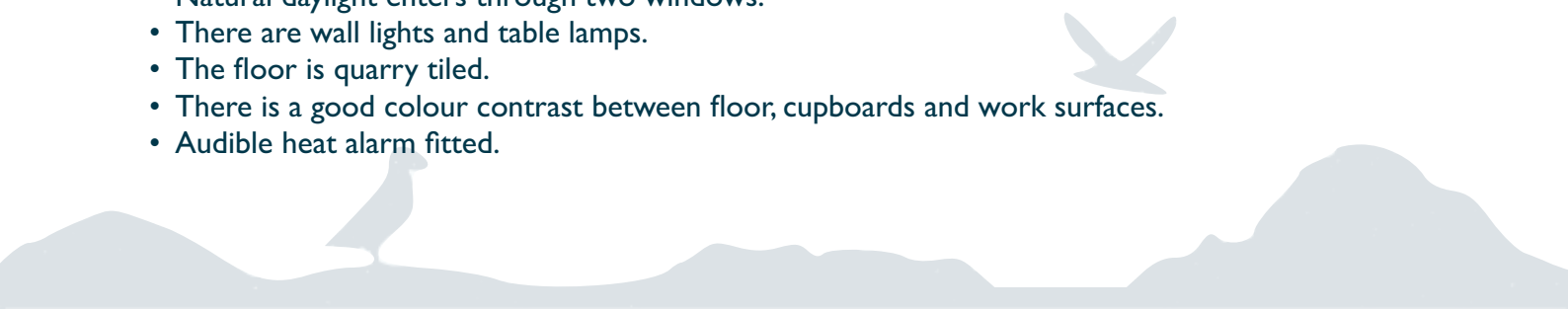
Lounge

- The lounge is situated on the ground floor with level entry from the entrance porch.
- The door opening width between the porch and lounge is 66cm.
- There is good circulation space.
- The room has two sofas and two arm chairs with non-feather cushion seating.
- There is a Smart TV with remote control providing subtitles and audio description capability.
- Natural daylight enters through the large windows either side.
- There are ceiling spotlights, floor lamp and table lamps.
- There is a log burning stove. The door handle is 52cm from the floor.
- The floor is carpeted with a natural sisal style floor covering.
- There is good colour contrast between floors, walls and doors.
- Audible smoke alarm fitted.

Stairs to First Floor Bedrooms

- The stairs and landings are well illuminated, with good ceiling heights.
- There are nine steps to the bedroom, with two half landings, seven of which have open treads (17.5cm high, 15.5 deep, 62cm wide). There is a handrail on the right side, 85cm high from the stair tread. Care must be taken as you come down the stair due to the small stair tread depth.
- The stair treads and landings are painted and the last two treads have sisal floor covering.
- Audible smoke alarm fitted.

Kitchen & Dining Area

- The kitchen is situated on the ground floor, one step up from the lounge (19cm high). The door to the garden has level access from the kitchen.
 - The door opening width between the lounge and kitchen is 70.5cm and between the kitchen and garden is 86cm.
 - The oven is 84cm from the floor. The door of the oven drops down and the handle is 76cm above the floor. The hob is 90cm from the floor.
 - The sink with mixer lever taps are 88cm above the floor. The microwave is on top of the fridge 187cm high. The cordless kettle and toaster are on the worktop and dresser.
 - The fridge is freestanding with the highest freezer shelf at 150cm and the lowest freezer drawer at 33cm.
 - The dining area is within the kitchen. There is a dining table with two long benches and two loose chairs (51cm seat height) and a clear space around the table end of 88cm.
 - Glasses can be moved from the wall cupboards if required. Please request this when booking.
 - Natural daylight enters through two windows.
 - There are wall lights and table lamps.
 - The floor is quarry tiled.
 - There is a good colour contrast between floor, cupboards and work surfaces.
 - Audible heat alarm fitted.
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Utility Room (off the porch) & Shower Room

- The utility room is situated on the ground floor with level access from the entrance porch.
- The door opening width between the porch and utility room is 54cm.
- The toilet seat height is 42 cm high and is only accessible from the front.
- The wash basin is wall mounted and 86cm high.
- There is a thermostatically controlled shower within a clear glass corner enclosure with sliding doors. The tray is 7cm high.
- The washing machine and dryer appliances are stacked. The dryer door is 160cm from floor level.
- Natural daylight enters through the side window.
- There are ceiling spotlights.
- The floor is tiled.

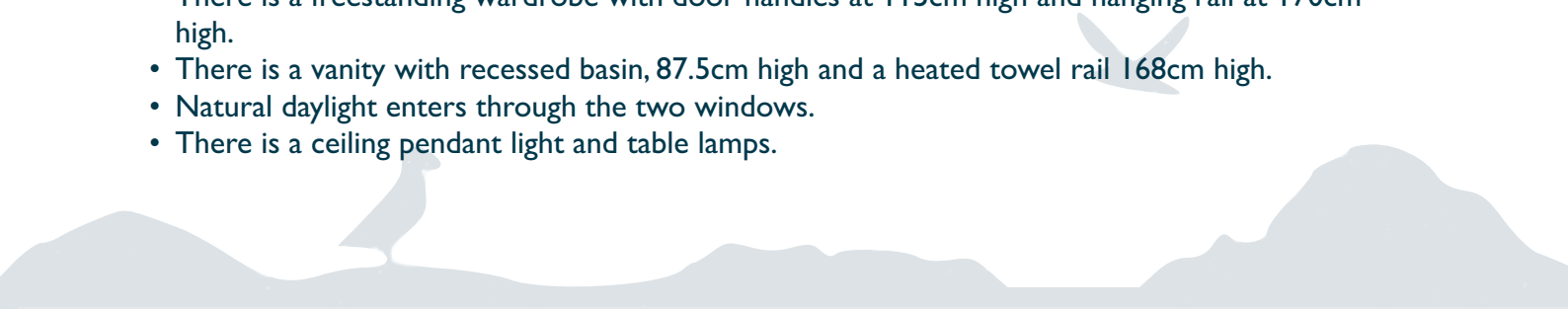
Stairs & Hallway

- There are four steps down to the ground floor bedrooms from the lounge (16cm high, of various depths, 79cm wide) with no handrail.
- The hall door is 67.5cm wide.
- The bedroom hallway is 79cm wide.
- There is a wooden floor with floor rugs.
- Audible smoke alarm fitted.

Bathroom

- The bathroom is situated on the ground floor with level access from the hallway.
- The door opening width between the hallway and bathroom is 59cm.
- The toilet seat height is 40 cm high and is accessible from the front and right side.
- The wash basin is mounted on top of the vanity unit, 94cm high.
- The bath is 52cm high with a hand held shower.
- There is a non-slip mat provided for the bath.
- There are lever taps on both wash basin and bath.
- There are grab rails in the bath.
- There is a vinyl wood effect floor.
- The floors, walls and furniture contrast in colours and finishes.
- There is a heated towel rail, 89cm high to the lowest rail and 139cm high to the highest.
- Natural daylight enters through the window above the bath.
- There are ceiling downlights.

Bedroom 1 - Kingsize Bedroom - Lower Ground Floor

- The door opening width between the bedroom and hallway is 66cm.
 - Space is restricted as you enter with a clear passage between table and wardrobe of 50cm.
 - The height of the kingsize bed from the top of the mattress to the floor is 64cm and the clear space around the bed is 102cm.
 - Non-feather duvets and pillows are provided.
 - The bedside tables are 63cm high.
 - There is a freestanding wardrobe with door handles at 115cm high and hanging rail at 170cm high.
 - There is a vanity with recessed basin, 87.5cm high and a heated towel rail 168cm high.
 - Natural daylight enters through the two windows.
 - There is a ceiling pendant light and table lamps.
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- There is a wooden floor with bedside rugs.

Bedroom 2 - Twin Bedroom - Lower Ground Floor

- The door opening width between the bedroom and hallway is 66.5cm.
- The height of the twin beds from the top of the mattress to the floor is 60cm and the clear space between the beds is 115cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 107cm high and the bedside table is 76cm high.
- There is a freestanding wardrobe with door handles at 126cm high and hanging rail at 174cm high.
- Natural daylight enters through the side window.
- There is a wall light and table lamp.
- There is a wooden floor with bedside rug.

Bedroom 3 - Twin Bedroom - First Floor - Interconnecting with Bedroom 4

- This bedroom has restricted head height due to it's position in the eaves.
- The door opening width between the bedroom and stair is 66cm and the bedroom to bedroom 4 is 64.5cm.
- The height of the twin beds from the top of the mattress to the floor is 65cm and the clear space between the beds is 35cm.
- Non-feather duvets and pillows are provided.
- The chest of drawers is 93cm high and the bedside table is 38cm high.
- There is a built-in wardrobe with door handles at 112cm high and hanging rail at 143cm high.
- Natural daylight enters through a window.
- There is a ceiling spotlight, bedside spotlights and table lamps.
- There is a vanity with recessed basin, 76.5cm high.
- The floor is carpeted with a natural sisal style floor covering.

Bedroom 4 - Twin Bedroom - First Floor - Interconnecting with Bedroom 3

- This bedroom has restricted head height due to it's position in the eaves.
- The height of the twin beds from the top of the mattress to the floor is 60cm and the clear space between the beds is 130cm.
- Non-feather duvets and pillows are provided.
- The bedside shelves are 65cm high.
- There is a built in wardrobe with door handles at 110cm high and hanging rail at 159cm high.
- There are wall spotlights and table lamps.
- The floor is carpeted with a natural sisal style floor covering.
- Natural daylight enters through the glazed door and windows to the decked balcony and low level window.
- The door opening width to the balcony is 75cm. The balcony is 138cm wide with freestanding table and two chairs (seat height 45cm).

Garden

- The door opening width between the kitchen and rear sloping lawned garden is 86cm.
 - There are three steps to the garden from the kitchen door, the highest of which is 19cm high.
 - There is an uneven stone path along the perimeter of the cottage leading to a gate to the front of the property, 146cm wide.
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- There is a stream at the lawn perimeter with no railings - care must be taken.
- There is a small paved patio area next to the entrance porch on the front face of the cottage with free standing table (69cm high), four chairs (40cm seat height) and a slate bench seat.
- The gravelled parking area to the front of the property leads to the rear garden lawned area at the far end, down a grass slope and four steps.

Additional Information

- The information folder in the cottage is produced in size 12 font.
- Emergency procedures and contacts are provided in the 'Touch Stay' app.
- The nearest doctor surgery and hospital information are provided in the 'Touch Stay' app.
- The cottage is no smoking throughout.
- Mobility scooters are available to hire in advance from Oriel y Parc in St Davids to explore the city. Telephone 01437 720392
- Explore West Wales accessible attractions <https://www.visitwales.com/destinations/west-wales/access-all-areas-west-wales>

Property Photographs



Parking Area



Parking Area to Right Side of House (not by millstone)



Rear Lawned Garden



Lounge & Stair to FF Bedrooms



Lounge



Kitchen Dining Area



Kitchen



Hallway & Stairs to Bedrooms



Bathroom



Bedroom 1 (kingsize bed)



Bedroom 2 (twin bed)



Bedroom 3 (twin bed)



Bedroom 3 Vanity & Basin



Bedroom 4 (twin bed)



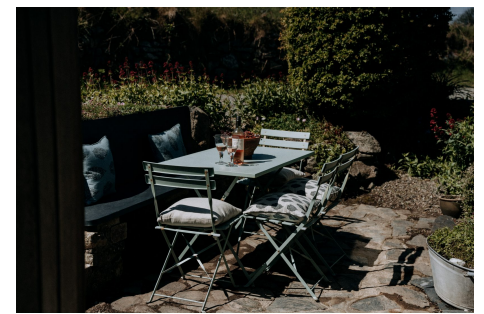
Bedroom 4 (looking out to Balcony)



Utility Room



Ground Floor Shower Room



Garden Dining Area



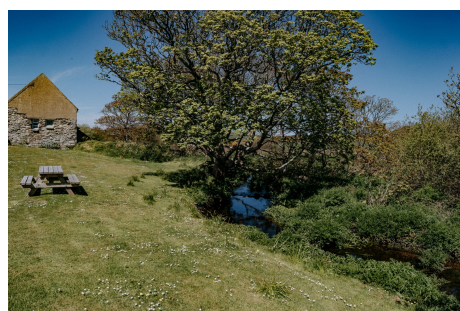
Garden Dining Area & Entrance



Rear Lawn Area



Bedroom 4 Balcony Terrace



Stream Near Picnic Table